

# Snohomish County Courthouse Replacement

Project Update Report #14: April 13, 2015



Doug Kleppin, lead architect for Heery International, updates Superior Court on design progress for the Replacement Courthouse.

## Design Development Continues

The Courthouse Replacement Project continues with Design Development (DD) and remains on schedule for Heery's May 22 delivery of the DD drawing set. Current and recent project activities include:

- Heery International's April 7 design progress presentation to Superior Court. In addition to the current building exterior and some interior development, the architects also presented a brief design history.
- Developing interior and exterior signage, and further defining the Customer Service Area.
- The GCCM and Design team continue to share and validate design and costs.
- Along with key building users, reviewing such interior elements as lighting, carpeting, floor and wall tiling, and acoustic wall and ceiling panels.
- Meeting with Snohomish PUD, Xfinity, Frontier, and other utilities and telecommunications companies to coordinate undergrounding of utilities at the project site. The Project Team will then develop utility agreements for

## PROJECT DASHBOARD

### Budget Status – 3/31/2015

	*Baseline Budget	Paid to date 2/28/2015	*Estimate at Completion
GCCM Costs	\$122,348,204	\$490,935	\$122,348,204
Owner Direct Work	\$39,645,113	\$7,453,030	\$39,645,113
<b>Total</b>	<b>\$161,993,317</b>	<b>\$7,943,965</b>	<b>\$161,993,317</b>

### Schedule Status – 4/3/2015

	Baseline		Current	
	Start	Finish	Start	Finish
Design & Permitting	01/01/2014	02/01/2015	01/01/2014	11/20/2015
Construction	02/01/2015	07/01/2017	07/21/2015	10/01/2017
Occupancy	07/01/2017	09/01/2017	10/01/2017	01/01/2018
Old CH Demolition	09/01/2017	12/01/2017	01/01/2018	04/01/2018
Old CH Site Restoration	12/01/2017	03/01/2018	02/01/2017	05/01/2018
Closeout	07/01/2017	06/01/2018	09/01/2017	06/01/2018

### Project Action Item Status – 4/9/2015

OPEN ITEMS	21
ON HOLD	7
CLOSED	395
<b>TOTAL</b>	<b>423</b>

### Closely Monitored Issues

1. City permitting and land use requirements
2. Budget management and accountability
3. Scope
4. Schedule
5. State GCCM Requirements under RCW 39.10
6. Building exterior development
7. FF&E

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Council consideration.

- Continuing sustainability design strategies which incorporate the following:
  - LED lighting.
  - Rainwater recapture.
  - Central mechanical plant.
  - Heat recovery on outdoor air.
  - Courtroom-specific air-handling units.
  - Low-flow plumbing fixtures.
  - Dual-flush toilets in public areas.
  - High-efficiency water heaters.
- Continuing building hardening strategies which incorporate the following:
  - Dual-wall exterior building skin.
  - Laminated glass at the building's first two levels.
  - Security bollards at entry.
  - Secure parking for elected officials who work in the building.
  - Dual path for DIS.
- Continued development of bid packages that will require a contract amendment to the master agreement. **Council approval for these packages is targeted for June 29<sup>th</sup>:**
  - Pkg #1: Existing Buildings Abatement
  - Pkg #2: Existing Building Demo / Shoring / Excavation / Utility Work
  - Pkg #3: Foundation / Structural Steel Mill Order
  - Pkg #4: Concrete & Steel Packages (**targeted date is August 5<sup>th</sup>**)
- Determining construction escalation costs associated with delays caused by the emergency parking ordinance.
  - Construction escalation is \$6,345.21 per day (rounded to \$6,300).
  - We began accounting for the delay on February 19. The March 16 Project Update estimated 56 days of delay, based upon the SEPA response deadline of April 16 set in the City's January 16 letter of incomplete application based upon the parking ordinance. Calculating the daily rate of exactly \$6,345.21, those 56 days equate to \$355,332 (rounded to \$355,000).
  - We will continue calculating delay costs until we have obtained SEPA approval and construction-related permits.
  - We are accounting for, and promoting visibility on, escalation in the budget until such time as the Maximum Allowable Construction Cost (MACC) is determined. After April 16, we will account for additional escalation costs.
  - The Project Management Team, Hoffman, and Heery are committed to maintaining the project budget approved by Council on November 25, 2013.

## Parking Update

The Project Team resubmitted SEPA on April 7 as a result of the proposed parking agreement.

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## PROJECT TEAM

### Project Management

Snohomish County Facilities

OAC Services – GCCM  
Compliance, Construction  
Management

### Architect & Engineers

HEERY International

MKA  
Sparling  
Site Workshop  
WSP Group

### GCCM Team

Hoffman Construction

Holaday-Parks – MCCM  
VECA Electric – ECCM